

# Notice of Completion

See NOTE below

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445/0613

SCH# 97101035

Project Title: Burbank Empire Center

Lead Agency: City of Burbank

Contact Person: Roger Baker, Principal Planner

Street Address: 275 E. Olive Avenue

Phone: (818) 238-5278

City: Burbank

Zip: 91502

County: Los Angeles

## Project Location

County: Los Angeles

City/Nearest Community: Burbank

Cross Streets: Buena Vista St./Empire Ave./Victory Place/Victory Blvd./Burbank Blvd. Zip Code: N/A Total Acres: 103

Assessor's Parcel No. N/A

Section:      Twp.      Range:      Base:     

Within 2 Miles: State Hwy #: I-5

Waterways: Lockheed Channel

Airports: Burbank-Glendale-Pasadena Airport

Railways: Union Pacific Railroad

Schools: Monterey High Continuation, Thomas Edison Elem., Burbank High, Luther Burbank Middle, Emerson Elem.

## Document Type

### CEQA:

- ☐ NOP  
☐ Early Cons  
☐ Neg. Dec.  
☒ Draft EIR

- ☐ Supplement/Subsequent  
☐ EIR (Prior SCH No.)  
☐ Other

### NEPA:

- ☐ NOI  
☐ EA  
☐ Draft EIS  
☐ FONSI

### Other:

- ☐ Joint Document  
☐ Final Document  
☐ Other

## Local Action Type

- ☐ General Plan Update  
☒ General Plan Amendment  
☐ General Plan Element  
☐ Community Plan

- ☐ Specific Plan  
☐ Master Plan  
☒ Planned Unit Development  
☐ Site Plan

- ☒ Rezone  
☐ Prezone  
☐ Use Permit  
☒ Land Division (Subdivision, Parcel Map, Tract Map, etc.)

- ☐ Annexation  
☐ Redevelopment  
☐ Coastal Permit  
☒ Other Planned Development  
☒ Other Development Agreement

## Development Type

- ☐ Residential: Units      Acres       
☒ Office: Sq.ft.      Acres      Employees       
☒ Commercial: Sq.ft.      Acres      Employees       
☐ Industrial: Sq.ft.      Acres      Employees       
☐ Educational:       
☐ Recreational:

- ☐ Water Facilities: Type      MGD       
☐ Transportation: Type       
☐ Mining: Mineral       
☒ Power: Type Substation Watts       
☐ Waste Treatment: Type       
☐ Hazardous Waste: Type       
☐ Other

## Project Issues Discussed in Document

- |   |  |   |  |
|---|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual    | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality            |
| <input type="checkbox"/> Agricultural Land              | <input type="checkbox"/> Forest Land/Fire Hazard               | <input type="checkbox"/> Septic Systems                             | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Air Quality         | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input type="checkbox"/> Wetland/Riparian                    |
| <input type="checkbox"/> Archaeological/Historical      | <input type="checkbox"/> Minerals                              | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Wildlife                            |
| <input type="checkbox"/> Coastal Zone                   | <input type="checkbox"/> Noise                                 | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Growth Inducing          |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Landuse                  |
| <input checked="" type="checkbox"/> Economic/Jobs       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input checked="" type="checkbox"/> Cumulative Effects       |
| <input type="checkbox"/> Fiscal                         | <input checked="" type="checkbox"/> Recreation/Parks           | <input type="checkbox"/> Vegetation                                 | <input type="checkbox"/> Other                               |

## Present Land Use/Zoning/General Plan Use

The site is currently vacant and undergoing a long-term environmental contaminant cleaning process. The B-1 and B-199 portion of the project are designated "Industrial" (General Manufacturing) in the Land Use Element of the General Plan. The B-1 and B-199 portion of the project site and the parcels fronting on Victory Place are currently zoned M-2 (Industrial); the parcels fronting on Burbank Boulevard and Victory Boulevard are zoned C-3 (Commercial General Business).

## Project Description

The proposed project consists of four development option scenarios. Development Option A proposes up to 1,057,800 sf of office use, up to two hotels with a total of 350 rooms, 763,274 sf of commercial uses, and 130,700 sf of fast food and restaurant uses. Development Option D1-A proposes up to 600,000 sf of office use, up to two hotels with a total of 350 rooms, 598,319 sf of retail uses, and 255,000 sf of auto sales and service. Development Option D1-B proposes up to 110,000 sf of office use, up to two hotels with a total of 350 rooms, 598,319 sf of retail uses, 255,000 sf of auto sales and service, and a 300,560 sf studio complex. Development Option D1-C proposes up to 600,000 sf of office use, up to two hotels with a total of 350 rooms, 599,578 sf of retail use, 86,100 sf of auto sales and service and a 155,804 sf retail warehouse store (Costco). Each development option also includes construction of a 15,000 sf electrical substation. In order to mitigate project and cumulative traffic impacts at the existing intersection of Burbank Boulevard, Victory Boulevard, and Victory Place (locally known as the "Five Points" intersection), the project includes realignment of Victory Boulevard to connect with Burbank Boulevard, west of the Five Points intersection.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., from a Notice of Preparation or previous draft document) please fill it in.

## REVIEWING AGENCIES CHECKLIST

☐ **Resources Agency**  
☐ Boating & Waterways  
☐ Coastal Commission  
☐ Coastal Conservancy  
☐ Colorado River Board  
☐ Conservation  
☒ **S** Fish & Game  
☐ Forestry & Fire Protection  
☐ Office of Historic Preservation  
☐ Parks & Recreation  
☐ Reclamation Board  
☐ S.F. Bay Conservation & Development  
Commission  
☐ Water Resources (DWR)  
**Business, Transportation & Housing**  
☐ Aeronautics  
☐ California Highway Patrol  
☒ **S** CALTRANS District # 7  
☐ Department of Transportation Planning  
(headquarters)  
☐ Housing & Community Development  
**Food & Agriculture**  
**Health & Welfare**  
☐ Health Services \_\_\_\_\_  
**State & Consumer Services**  
☐ General Services  
☐ OLA (Schools)

### KEY

S = Document sent by lead agency

X = Document sent by SCH

✓ = Suggested distribution

### Environmental Protection Agency

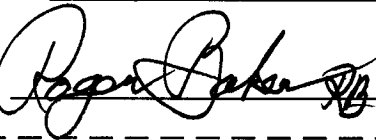
☒ **S** Air Resources Board  
☐ California Waste Management Board  
☐ SWRCB: Clean Water Grants  
☐ SWRCB: Delta Unit  
☐ SWRCB: Water Quality  
☐ SWRCB: Water Rights  
☒ **S** Regional WQCB # \_\_\_\_\_ (Los Angeles)  
**Youth & Adult Corrections**  
☐ Corrections  
**Independent Commissions & Offices**  
☐ Energy Commission  
☐ Native American Heritage Commission  
☐ Public Utilities Commission  
☐ Santa Monica Mountains Conservancy  
☐ State Lands Commission  
☐ Tahoe Regional Planning Agency  
  
☐ Other \_\_\_\_\_

### PUBLIC REVIEW PERIOD (to be filled in by lead agency)

Starting Date January 10, 2000

Ending Date February 23, 2000

Signature



Date

January 9, 2000

#### Lead Agency (Complete if applicable):

Consulting Firm: LSA Associates, Inc.  
Address: One Park Plaza, Suite 500  
City/State/Zip: Irvine, CA 92614  
Contact: Rob Balen  
Phone: (949) 553-0666

**Applicant:** Zelman Retail Partners, Inc.  
Address: 707 Wilshire Blvd., Suite 3036  
City/State/Zip: Los Angeles, CA 90017  
Phone: (213) 533-8111

#### For SCH Use Only:

Date Received at SCH \_  
Date Review Starts \_  
Date to Agencies \_  
Date to SCH \_  
**Clearance Date** \_

Notes: